

# SITE INFORMATION

## Ownership and Availability

### Site

1. Is the library site currently owned by the applicant? Yes ☒ No ☐
2. Will the library site be owned by the applicant? Yes ☒ No ☐
3. Will the library site be leased by the applicant? Yes ☐ No ☒
4. If the library site will be leased, provide the name of the owner: > N/A
5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"? [See Education Code section 19995 (c)] Yes ☐ No ☒
6. Is the site currently dedicated to the operation of a public library? Yes ☐ No ☒

### Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant? Yes ☐ No ☐
8. Will the building be owned by the applicant? Yes ☐ No ☐

## Title Considerations

### Site

9. Are there any exceptions to marketable record title? Yes ☒ No ☐

### Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title? Yes ☐ No ☐

## Appraisal

*(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)*

### Site

11. What is the appraised value of the library site? > \$ 2,000,000  
(or library portion of site, if multipurpose project)
12. Does the appraiser have a State Certified General Real Estate Appraiser's License? Yes ☒ No ☐

### Building *(For Conversion Projects Only)*

13. What is the appraised value of the building? > \$  
(or library portion of building, if multipurpose project)
14. Does the appraiser have a State Certified General Real Estate Appraiser's License? Yes ☐ No ☐

## Site Use Potential

### *Accessibility*

Describe the accessibility of the proposed site for the residents in the library service area:

#### **Equal Access**

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

Harbor Gateway and Harbor City are adjacent neighborhoods that form one community in a special geographic area in Los Angeles that connects the Los Angeles Harbor in San Pedro to the rest of the City of Los Angeles. The shape of the community is a 9 mile long, thin trapezoid that is a little wider on the south end, but otherwise is approximately 2/3 mile wide.

The library site is a few blocks south of the exact geographic center of the community. There are as many housing units and businesses north of the site as there are south of the site. It is one block from the only high school. The high school receives students from all the elementary schools and the middle school in the library service area. The elementary schools are 0.6, 1.2, 1.3, 1.4, and 2.3 miles from the site. The middle school is 1.2 miles from the site. The Chamber of Commerce is 0.5 mile from the site.

The site on Western Avenue, the major north/south commuter street, is a busy corridor in the community. The other two commercial hubs, on the east/west access, are Sepulveda Blvd., 1 mile south of the site, and Lomita Blvd., 1 mile north of the site. There are no freeways, rivers, rail lines, airports, large shopping malls, open space, hills or any other significant natural or artificial barriers impeding access to the site.

Most residents will pass by the site in the course of their day commuting to work, going shopping and going to school.

#### **Public Transit Access**

\* Number of public transit stops located within ¼ mile of site: > 2

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

Two municipal bus lines serve the library location, each with two bus stops. One stop is 950 feet to the north, and the other is 850 feet to the south of the library site. There are three buses per hour each way, except on Sunday and evenings after 6:00 PM when there are two per hour.

Both bus lines are interconnected with over a dozen other bus services, including the Metropolitan Transit Authority, the largest bus fleet in California. The buses also connect to the Metro Rail commuter train that travels the greater Los Angeles Region.

### Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

**Pedestrians:** Pedestrian access to the library site is excellent. The entire community has sidewalks. The sidewalks around the library on Western and 240<sup>th</sup> are safe and easy to traverse. Curb cuts for pedestrian access on the corners are available and will be maintained. Although 240<sup>th</sup> Street does not have a stop light, there are two stop lights for crossing Western Ave., one 850 feet to the south, one 900 feet to the north. Surrounded by residences, a high school, and commercial activity, there is significant pedestrian traffic along Western. Hence, it is relatively easy for patrons to walk to the library. Across Western, 240<sup>th</sup> Street is interrupted by a block wall, but there is a pedestrian/bike opening to allow access.

**Bicycles:** Although, there is no bike path near the library, Western Avenue is wide enough for automobiles and bicycles. There are bike riders who ride on Western Avenue. There are traffic stops within two blocks both north and south of the site. This allows for a safer crossing of Western.

**Bicycle Racks:** There are no bicycle rack requirements by the City. However, with the high school nearby and with many houses surrounding the site, the library wants to provide safety for patrons on bikes. Hence, there will be three racks; two will be at the Western entry and one will be off the parking lot, near that entry. The three bicycle racks will hold 30 bikes.

### Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

Automobile access to the library site is excellent. The site is located on a corner of a busy artery (Western Ave.) and a secondary artery (240<sup>th</sup> Street). The site is visible and accessible to cars. There are no sight line barriers that could block views of the library. Thirty thousand cars a day pass the library site.

**Curb Cuts:** Although available on Western, they are not advisable given the speed and frequency of the traffic. The community strongly advocated automobile access on 240<sup>th</sup> Street because Western Avenue is so busy. The Los Angeles Department of Transportation also recommended access from 240<sup>th</sup> Street. With the recommendation by the community, the library parking is very visible from Western so there is no confusion in locating the automobile entries. Also, re-entry onto Western is safer from 240<sup>th</sup> Street than from a driveway. For all these reasons, the curb cuts are off the quieter 240<sup>th</sup> Street.

### Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

| <u>Street Name</u> | <u>Number of Blocks<br/>from Site</u> | <u>Traffic<br/>Count</u> | <u>Count<br/>Date</u> |
|--------------------|---------------------------------------|--------------------------|-----------------------|
| 1. > Western       | 0                                     | 30,390                   | 11/30/99              |
| 2. > Sepulveda     | 3                                     | 52,770                   | 11/30/99              |
| 3. > Lomita        | 6                                     | 32,915                   | 1/14/03               |
| 4. >               |                                       |                          |                       |

### ***Library Automobile Parking***

1. Number of library parking spaces available off street, on library site: ..... > 53 spaces
2. Number of library parking spaces available off street, off library site: ..... > 0 spaces  
(within 500 feet of front door)
3. Number of parking spaces available on street: ..... > 96 spaces  
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking: ..... > 149 spaces

### ***Zoning Requirements***

5. Number of on-site library parking spaces required by local zoning: ..... > 29 spaces
6. Was a zoning variance or waiver obtained for the project for parking? ..... > Yes ☐ No ☒
7. If so, by how many spaces were the parking requirements reduced? ..... > 0 spaces
8. Provide number of square feet per parking space as required by local zoning: ..... > 500 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations: ..... > SF

### ***Automobile Parking to Building Square Footage Ratio***

10. Calculate: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{16,384 \text{ SF}}{14,621 \text{ SF}} = > 1.12 \text{ SF of Parking/1SF of Building}$$

Example: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.5 \text{ SF of Parking / 1 SF of Building}$$

### ***Library Bicycle Parking***

11. Total Number of Spaces Available for on-site Library Bicycle Parking ..... > 30 spaces

## ***Parking Rationale***

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

The project has good on-site and off-site parking for a Los Angeles Public Library branch in an urban setting.

1) On-Site: The Library and the community asked for more parking than local libraries currently have, but also asked for a balance between green space, the building, and parking. The library parking lot with 53 spaces has been designed in consideration of the community concern for visibility from Western Ave. and 240th Street for access and security reasons, a shared driveway with the adjacent property, an ingress and egress for ease of access, and a few tandem spaces for staff to maximize the amount of parking on site. Off-Site: Ample parking is available on the adjacent streets. Within 500 feet of the entry there are 96 spaces on street available. Since local businesses, both retail on Western Avenue, and industrial on 240th Street have their own parking lots, very few of these on street spaces are currently filled at any one time. Street parking will be readily available to library patrons. While library patrons may shop, park at a local mini mall or other business parking lot and then come to the library, spaces in those private lots are not being calculated for library parking.

2) Local zoning requirements for on-site parking are one parking space for each 500 square feet of building area (1:500 sf). The minimum required for this library is 29 spaces. The parking exceeds the minimum by 24 spaces.

3) Public Transit: The library site is well located for public transit with two local bus lines servicing Western Ave. from two bus stops, one 850 feet from the site, and the other 950 feet from the site.

4) The entire community has sidewalks for good pedestrian access. The Western Avenue sidewalk is well traveled, connecting residences, the schools, and the businesses, with two stoplights, one 850 feet south, one 950 feet north of the library site for safe crossing of Western Avenue. Curb cuts provide for wheelchair access. Although there is no formal bicycle path in the area, Western is a broad street, with periodic dividers, and there are bicycles that traverse it, especially to the high school. Racks for 30 bikes are included in the design.

5) The parking lot design also took into consideration an easement covenant with the adjacent property for a shared driveway. This parking covenant easement is beneficial to the project. By utilizing the shared driveway, fifteen parking spaces were gained for the library parking lot. The shared driveway allows a full development of library parking spaces and does not negatively impact the parking requirements.

## ***Visibility***

Describe how visible and prominent the public library building will be within the library service area.

The community immediately surrounding the library site is composed of low rise, modest structures without any landmark buildings - one story mini malls with large set backs for parking lots, single family residences, two story apartments/condominiums, and two story industrial buildings with large parking lots. Even the high school is a complex of one story classroom buildings.

The library will be the only public, government building in the community. The corner location on this busy north south thoroughfare in the community will become very prominent by an architecturally distinct library which announces itself as an important community building. The focus of the design massing will be the Community room with a unique roof line, clerestory windows, and slanted glazing. The largely glazed north wall of the building will show a warm, inviting library interior and will be well lit at night acting as a beacon. The green belt fronting the library will distinguish it from the hardscape of the Western Avenue corridor.

Signage, including lighting for nighttime visibility, will be included on the Western Avenue side of the library. A monument sign will be included on the 240<sup>th</sup> Street frontage.

## ***Community Context & Planning***

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

Harbor Gateway and Harbor City are neighborhoods that form a single, unique community in a 2/3 by 9 mile area connecting the port to the rest of L.A. They were incorporated into the City of L.A. in the early 20th century at the same time that San Pedro and its significant port were incorporated. The community does not have a downtown area with public facilities. The major municipal facilities are 20 miles to the north in downtown L. A. Satellite government facilities are located a few miles to the south in Wilmington and San Pedro. The only public facilities are the schools, and two small city parks.

At community meetings, people articulated the importance of the library as the community center. While the schools have auditoriums, none have an identifiable public building presence that is seen as the community's center. The library site was selected because it centrally located on the major north/south business street and is one block from the High School. The new library will become the landmark public building in the community. Students from the high school and one elementary school can easily walk to the new library without crossing any major streets. This will enable many classes to visit the library each day, and students can visit the library as they walk home from school. The site is central vis a vis the four other schools which are within 1.2 to 2.3 miles.

The library site and two mini malls with small businesses, restaurants, and an ice skating rink are all on the east side of Western Avenue in contiguous locations. It is anticipated that many people using the businesses will park their car once, or get off the bus and walk to the businesses and the library. It will be easy for employees of the businesses and of light industry plants on 240<sup>th</sup> Street to come to the library at lunch time, before and after work. The new library, the first major new construction on this part of Western Avenue in more than twenty-five years will be an impetus to revitalization of the immediate business community. The structures in the mini malls and other businesses, built in the 1960s and 1970s, are in fair to poor condition and are not aesthetically inviting. The library will set a new architectural standard in the community. The library can stimulate business with increased clients from library patronage.

## ***Site Selection Process***

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

The Branch Facilities Plan set established site selection criteria for new libraries. The criteria include: a) Located in retail area. b) A one story building. c) Good visibility and street access. d) Easily accessible by car, by bus, and on foot. e) The relative locations of all schools served by the branch. f) The relative locations of neighboring branch libraries.

Once funding for property acquisition and design were approved for this project, Library administration worked with library staff, a real estate consultant, City Council staff, and community groups to identify potential sites that met the criteria. Eight potential sites were identified. They were investigated and evaluated including a review by the Planning Department. Phase I Environmental Site Assessments were done on two of the properties. A community meeting attended by seventy people gave input about the sites.

The Library Administration recommended to the Library Commission the site for the new Harbor-Gateway Harbor City Branch that best met the criteria, was available for purchase and was supported by the community. The Library Commission held a public hearing on the issue and approved the site. Community members testified in support of the site selected. CEQA requirements were met. An appraisal was done. Soil tests were done. The Commission gave staff authority to negotiate and purchase the property.

## *Site Selection Summary*

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

In March and April, 2002, library staff and the real estate consultant identified potential sites for the new library that met the criteria of the LAPL Plan for Branch Library Facilities. Library staff met with the Harbor City Neighborhood Council, 130 people in attendance, to get additional site recommendations.

A community meeting was held in May of 2002 where eight potential sites were discussed. Seventy people attended the meeting. They gave excellent input on the benefits and faults of the various sites. They rated the best sites, one to five, and rejected three potential sites as undesirable.

Five sites were further evaluated and investigated by the library and City staff. Most were eliminated due to various factors that included contamination issues, relocating tenants from a mini-mall who did not want to move, other development plans for a site, sites that were too large and costly to acquire, sites too far from Narbonne High School and not in a retail area.

The proposed site was selected because it met the criteria established by the Board of Library Commissioners and it was the first choice of the community: The site is on a major street; Western is the major north/south access in Harbor Gateway and Harbor City. It is in an area with retail, close to mini malls. The site's central location is close to eight schools and only 0.3 mile from Narbonne High School.

In order to accommodate a 14,621 square foot branch library and parking to code, a minimum property size of 36,500 square feet is required. The site selected totals 48,103 square feet and is located at 1644 240<sup>th</sup> Street in Harbor City. It is comprised of one parcel and is improved with a 26,109 square foot office/warehouse that will be demolished. The building's tenants vacated the property in February 2003. The site is mostly rectangular in shape and will allow the design of a one story building that is both a functional and attractive addition to the community.

There are no problems with the selected site that require mitigation. A Phase I Environmental Site Assessment was completed by the City of Los Angeles, Department of Public Works, Bureau of Engineering on May 21, 2002. The assessment revealed no evidence of recognized environmental conditions (RECs) in connection with the project site.

An appraisal was completed for the project site on June 20, 2002 for \$2,000,000. The site had one owner who was willing to sell. The property was acquired in September 2002. The project is currently in design.

## Site Description

### Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

| <b><u>All Projects</u></b> (Except Multipurpose Buildings)   |   | <b><u>Square Footage</u></b> |
|--|---|------------------------------|
| 1. Proposed Library Building Footprint <sup>1</sup>          | > | 14,621 SF                    |
| 2. Proposed Library Surface Parking Lot                      | > | 16,384 SF                    |
| 3. Proposed Library Parking Structure Footprint <sup>1</sup> | > | 0 SF                         |
| 4. Future Library Building Expansion Footprint <sup>1</sup>  | > | 2,000 SF                     |
| 5. Future Library Parking Expansion                          | > | 0 SF                         |
| 6. Required Local Zoning Set-Backs                           | > | 9,069 SF                     |
| 7. Desired Aesthetic Set-Backs & Amenities                   | > | 6,029 SF                     |
| 8. Miscellaneous & Unusable Space                            | > | 0 SF                         |
| 9. Total Square Footage of Library Project Site              | > | 48,103 SF                    |
| 10. Proposed Under-Building Parking                          | > | 0 SF                         |

<sup>1</sup> "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

### **Multipurpose Building Projects Only**

|  |   | <b><u>A</u></b><br>Library <sup>2</sup><br>Dedicated<br><b><u>SQ FT</u></b> | <b><u>B</u></b><br>Library Portion<br>of Common<br><b><u>SQ FT</u></b> | <b><u>C</u></b><br>Other <sup>3</sup><br>Common<br><b><u>SQ FT</u></b> | <b><u>D</u></b><br>Other <sup>3</sup><br>Dedicated<br><b><u>SQ FT</u></b> |
|--|---|---|--|--|---|
| 1. Proposed Building                                 | > | _____   | _____  | _____  | _____   |
| 2. Proposed Surface Parking Lot                      | > | _____   | _____  | _____  | _____   |
| 3. Proposed Parking Structure                        | > | _____   | _____  | _____  | _____   |
| 4. Future Building Expansion                         | > | _____   | _____  | _____  | _____   |
| 5. Future Parking Expansion                          | > | _____   | _____  | _____  | _____   |
| 6. Required Local Zoning Set-Backs                   | > | _____   | _____  | _____  | _____   |
| 7. Desired Aesthetic Set-Backs & Amenities           | > | _____   | _____  | _____  | _____   |
| 8. Miscellaneous & Unusable Space                    | > | _____   | _____  | _____  | _____   |
| 9. Total Square Footage of Multipurpose Project Site | > | _____   | _____  | _____  | _____   |
| 10. Proposed Under-Building Parking                  | > | _____   | _____  | _____  | _____   |

<sup>2</sup> Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

<sup>3</sup> "Other" uses means any other space that does not provide for the delivery and support of public library direct services.



## ***Zoning***

### **Classification**

1. What is the current zoning classification of the site? > MR1

2. Will the site have to be rezoned to build the project? Yes ☒ No ☐

### **Variance or Waiver**

3. Will a zoning variance or waiver be needed to build the project? Yes ☒ No ☐

4. If so, list the date the variance or waiver has been or will be granted? > 3/25/03  
(Date)

## ***Permits & Fees***

### **Permit & Fees Identification**

Provide a list of any site permits or fees that have been or will need to be obtained:

| <u>Permit or Fee</u>       | <u>Cost of Permit or Fee</u> | <u>Date Obtained or<br/>will be Obtained</u> |
|----------------------------|------------------------------|--|
| 5. >Plan Check and Permits | \$ 30,000                    | 1/5/04                                       |
| 6. >                       | \$                           |  |
| 7. >                       | \$                           |  |
| 8. >                       | \$                           |  |

## ***Drainage***

9. Is the site in the 100-Year Flood Plain? Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site? Yes ☐ No ☒

11. Do any watercourses that require control drain off the site? Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site? Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

The site is flat and poses no unusual drainage or mudslide problems. Building roof water will be conducted to an underground drain pipe system that will flow into the City's storm drain system. Similarly, rain water that falls onto paving will be collected into area drains and led from the site via the same subterranean drains. No unwanted water will remain on site or flow to or from neighboring sites.

In keeping with the LEED environmental guidelines, our site design will encourage some storm water to percolate through the site soil and down to the local aquifers. This will lessen the burden on the City's storm drain infrastructure and reduce the chances of contamination in the Santa Monica Bay.

## *California Environmental Quality Act (CEQA)*

### **CEQA Litigation**

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

There are no unresolved legal actions pending against the project in regards to CEQA compliance.

### *Energy Conservation*

Describe what measures (including building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

The project will achieve a Leadership in Energy and Environmental Design (LEED) certification from the U.S. Green Building Council. The building will be energy efficient, resource conserving, and environmentally sensitive. The following measures will be incorporated into the design:

- a. Building Orientation: Orientation is the single-most important design move for energy conservation. The library will have its long sides facing north and south where solar gain and loss is most easily controlled. The east and west elevations have less glazing.
- b. Natural Light: The north side has tall glazed sections to enable the gentler northern light to penetrate deep into the reading rooms, thereby minimizing the dependency on artificial light (i.e. energy). Dual-glazed, frosted skylights will balance the light in the main spaces and bring light to the stacks area.
- c. Mechanical Systems: High efficiency units will be used.
- d. Insulation: Wall insulation will be R-19 or higher; Roof insulation will be R-30 or greater.
- e. Roof Material: The roof will be a white, reflective (high albedo) material to reduce heat gain in the building.
- f. Photo-voltaic Cells: These power producing cells will be installed on the roof of the library to operate all or some of the building's electrical needs with solar energy.
- g. Reduce Heat Puddles: Trees will be planted in the parking lot to reduce heat gain on parking surface. In some areas, the parking lot will be grass-crete to further reduce the heat gain and to allow site water to be absorbed directly into the local aquifer.

By conserving material resources, lessening the stress on local infrastructure (e.g. sewer, storm drains, etc.) and forbidding the use of environmentally noxious substances, the overall energy savings will significantly exceed the California Title 24 Energy Standards.

## *Historic Buildings*

### Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago? Yes ☐ No ☒

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places? Yes ☐ No ☒
3. A National Historic Landmark? Yes ☐ No ☒
4. A National Monument? Yes ☐ No ☒
5. On County or Municipal Historic Designation list? Yes ☐ No ☒
6. On the California Register of Historical Resources list? Yes ☐ No ☒
7. A California Historical Landmark? Yes ☐ No ☒
8. A State Point of Historical Interest? Yes ☐ No ☒

### Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency? Yes ☐ No ☒
10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed? Yes ☐ No ☐

If not, please explain.

N/A

**State Historic Preservation Office (SHPO)**

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☐

No ☒

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

N/A

**Local Historic Preservation Ordinance**

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☐

No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

N/A

## Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

There are no known unusual or challenging geological conditions with the site. The professional soils and geology engineers have performed tests on the site, and according to their findings, there are no expansive soils, tunnels, mine shafts, unstable slopes (the site is flat), or ground water problems. The property is not in any liquefaction zones or active seismic zones. The compressive strength of the soil is very good, allowing the compaction and re-use of the existing soil. The test borings showed no signs of methane gas or other noxious substances.

This report has been reviewed by the architect, the structural engineer, and the City's own soils and geology staff. They concur that there are no apparent geotechnical problems with the site that would significantly increase the cost of developing the site for a public library building.

## Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

| <u>Structure(s) to be Demolished</u>                     | <u>Demolition Cost Estimate</u> |
|--|---------------------------------|
| 1. > 26,109 sq. ft. tilt-up Concrete Industrial Building | \$ 156,654                      |
| 2. > Site clearance                                      | \$ 25,000                       |
| 3. > LEED Recycling Premium                              | \$ 23,500                       |
| 4. > Contingency for Demolition (10%)                    | \$ 20,515                       |
| 5. >   | \$                              |
| 6. >   | \$                              |
| <b>Total Demolition:</b>                                 | <b>&gt; \$ 225,669</b>          |

## Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

| <u>Utility</u>       | <u>Availability</u>   | <u>Cost to bring Service to Site (Ineligible)</u> |
|----------------------|---|---|
| 1. Electricity       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | > \$  |
| 2. Fiber Optic Cable | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | > \$  |
| 3. Telephone         | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | > \$  |
| 4. Gas               | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | > \$  |
| 5. Cable TV          | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | > \$  |
| 6. Storm Sewer       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | > \$  |
| 7. Sanitary Sewer    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | > \$  |
| 8. Water             | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | > \$  |

## Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

### Site Development Costs

|   | <u>Eligible</u> | <u>Ineligible</u> |
|---|-----------------|-------------------|
| 1. Utilities .....                                  | \$ 90,000       | \$                |
| 2. Cut, Fill & Rough Grading .....                  | \$ 65,000       | \$                |
| 3. Special Foundation Support (pilings, etc.) ..... | \$ 0            | \$                |
| 4. Paving, curbs, gutters & sidewalks .....         | \$ 100,000      | \$                |
| 5. Retaining Walls .....                            | \$ 50,000       | \$                |
| 6. Landscaping .....                                | \$ 90,000       | \$                |
| 7. Signage .....                                    | \$ 25,000       | \$                |
| 8. Lighting .....                                   | \$ 55,000       | \$                |
| 9. Removal of underground tanks .....               | \$ 0            | \$                |
| 10. Removal of toxic materials .....                | \$ 0            | \$                |
| 11. Rock removal .....                              | \$ 0            | \$                |
| 12. Traffic signals.....                            | \$ 0            | \$                |
| Other (Specify):                                    |                 |                   |
| 13. Fencing, Gates and Site Furnishing              | > \$ 55,000     | \$                |
| 14. Billboard Relocation                            | > \$ 135,000    | \$                |
| 15. TOTAL SITE DEVELOPMENT COSTS: .....             | \$ 665,000      | \$                |